

Subject: RE: Parcel Maps
From: David Schroeder <dschroeder@nbsgov.com>
Date: 10/14/2016 04:36 PM
To: Lorena Parker <lparker@sanpedrobid.com>

PDF version attached.

DAVID SCHROEDER

gis senior consultant
800.676.7516 | dschroeder@nbsgov.com



With offices in Davis, Irvine, San Francisco and Temecula, NBS provides:

- + Formation of Special Tax, Fee and Assessment Districts
- + Special Tax, Fee, and Assessment District Administration
- + User Fee and Development Impact Fee Studies
- + Utility Rate Studies
- + Proposition 218 Consulting
- + Cost Allocation Plans
- + Fiscal Impact Analyses

From: David Schroeder
Sent: Friday, October 14, 2016 4:32 PM
To: 'Lorena Parker' <lparker@sanpedrobid.com>
Subject: RE: Parcel Maps

Please use this map instead. I had to adjust the green in the legend to better match the green in the map due to the slight transparency.

DAVID SCHROEDER

gis senior consultant
800.676.7516 | dschroeder@nbsgov.com



With offices in Davis, Irvine, San Francisco and Temecula, NBS provides:

- + Formation of Special Tax, Fee and Assessment Districts
- + Special Tax, Fee, and Assessment District Administration
- + User Fee and Development Impact Fee Studies
- + Utility Rate Studies
- + Proposition 218 Consulting
- + Cost Allocation Plans

+ *Fiscal Impact Analyses*

From: David Schroeder
Sent: Friday, October 14, 2016 4:27 PM
To: 'Lorena Parker' <lparker@sanpedrobid.com>
Subject: RE: Parcel Maps

Revised map attached.

In addition, I figured out why APN 7440036904 was missing. They had it as 7440036905 in the spreadsheet which doesn't exist. Line 11 of the spreadsheet you provided on the expansion parcels should be corrected. Additionally, parcels 7440031910 and 7440031911 were already in the district and should be removed from the expansion list.

Please review and let me know if you need anything else.

Thanks, Lorena. Have a great weekend.

DAVID SCHROEDER
gis senior consultant
800.676.7516 | dschroeder@nbsgov.com



With offices in Davis, Irvine, San Francisco and Temecula, NBS provides:

- + *Formation of Special Tax, Fee and Assessment Districts*
- + *Special Tax, Fee, and Assessment District Administration*
- + *User Fee and Development Impact Fee Studies*
- + *Utility Rate Studies*
- + *Proposition 218 Consulting*
- + *Cost Allocation Plans*
- + *Fiscal Impact Analyses*

From: Lorena Parker [<mailto:lparker@sanpedrobid.com>]
Sent: Friday, October 14, 2016 3:27 PM
To: David Schroeder <dschroeder@nbsgov.com>
Subject: Re: Parcel Maps

Parcel No.	Parcel Description	Parcel	Improvements	Total
7440024911	Catalina		0.00	13,138.95
7440026903	Cruise Terminals		0.00	6,586.25
7440030906	Maritime Museum	36,289.91	4,200.89	40,490.80
7440030917	POC	666.32	0.00	666.32

7440030918	POC			0.00
7440031904	POC	75,813.76	11,544.53	87,358.29
7440034901	Warehouse 9 & 10	0.00	0.00	0.00
7440035904	Warehouse 9 & 11	0.00	0.00	0.00
7455019916	POLA HQ	12,016.46	14,678.98	26,695.44
7455019923	POLA Police	8,873.67	11,186.68	20,060.35
7455027932	POLA Parking Lot	6,701.49	0.00	6,701.49
7455027933	Boys & Girls	5,823.40	4,463.10	10,286.50

Lorena Parker
Executive Director
San Pedro Property Owners' Alliance
**San Pedro Historic Waterfront
Business Improvement District**
390 W. 7th Street | San Pedro, CA 90731
T [310.832.2183](tel:310.832.2183) | F [310.832.0685](tel:310.832.0685)
Lparker@sanpedrobid.com
www.sanpedrobid.com

On Fri, Oct 14, 2016 at 2:17 PM, David Schroeder <dschroeder@nbsgov.com> wrote:

DAVID SCHROEDER

gis senior consultant

[800.676.7516](tel:800.676.7516) | dschroeder@nbsgov.com



helping
communities
fund tomorrow

With offices in Davis, Irvine, San Francisco and Temecula, NBS provides:

- + Formation of Special Tax, Fee and Assessment Districts
- + Special Tax, Fee, and Assessment District Administration
- + User Fee and Development Impact Fee Studies
- + Utility Rate Studies
- + Proposition 218 Consulting
- + Cost Allocation Plans
- + Fiscal Impact Analyses

From: Lorena Parker [mailto:Lparker@sanpedrobid.com]

Sent: Friday, October 14, 2016 10:36 AM

To: David Schroeder <dschroeder@nbsgov.com>

Subject: Re: Parcel Maps

David,

The map of San Pedro that you sent over is not contiguous. Can you please fix?

Thank you.

Lorena Parker
Executive Director
San Pedro Property Owners' Alliance
**San Pedro Historic Waterfront
Business Improvement District**
390 W. 7th Street | San Pedro, CA 90731
T [310.832.2183](tel:310.832.2183) | F [310.832.0685](tel:310.832.0685)
lparker@sanpedrobid.com
www.sanpedrobid.com

On Wed, May 25, 2016 at 1:47 PM, David Schroeder <dschroeder@nbsgov.com> wrote:

Thanks, Lorena.

Quick question. Just to confirm for the existing Port of LA parcels, the second dash should be three characters from the right, making the first APN 7440-024-911 and so on, correct?

DAVID SCHROEDER

gis senior consultant
[800.676.7516](tel:800.676.7516) | dschroeder@nbsgov.com



helping
communities
fund tomorrow

With offices in Davis, Irvine, San Francisco and Temecula, NBS provides:

- + *Formation of Special Tax, Fee and Assessment Districts*
- + *Special Tax, Fee, and Assessment District Administration*
- + *User Fee and Development Impact Fee Studies*
- + *Utility Rate Studies*
- + *Proposition 218 Consulting*
- + *Cost Allocation Plans*
- + *Fiscal Impact Analyses*

From: Lorena Parker [mailto:lparker@sanpedrobid.com]

Sent: Wednesday, May 25, 2016 1:27 PM

To: David Schroeder <dschroeder@nbsgov.com>
Cc: Greg Davidson <gdavidson@nbsgov.com>
Subject: Re: Parcel Maps

David,

Attached is our current assessment database as well as the possible expansion parcels. I would want the map to differentiate the following parcels:

Existing parcels (non-Port of Los Angeles)

Existing Port of LA parcels. These are the current Port of LA Parcels.

7440-02-4911
7440-02-6903
7440-03-0906
7440-03-0908
7440-03-1904
7455-01-9916
7455-01-9922
7455-02-7932
7455-02-7933

Possible expansion parcels. - See attachment.

I look forward to receiving your proposal.

Lorena Parker
Executive Director
San Pedro Property Owners' Alliance
San Pedro Historic Waterfront
Business Improvement District
390 W. 7th Street | San Pedro, CA 90731
T [310.832.2183](tel:310.832.2183) | F [310.832.0685](tel:310.832.0685)
Lparker@sanpedrobid.com
www.sanpedrobid.com

On Wed, May 25, 2016 at 9:52 AM, David Schroeder <dschroeder@nbsgov.com> wrote:

Hi, Lorena.

Great talking with you this morning. Please email me the parcel listings you mentioned and I will get back to you quickly with an estimate to produce the maps we discussed.

Thanks and best regards,

DAVID SCHROEDER

gis senior consultant

[800.676.7516](tel:800.676.7516) | dschroeder@nbsgov.com



helping
communities
fund tomorrow

With offices in Davis, Irvine, San Francisco and Temecula, NBS provides:

- + *Formation of Special Tax, Fee and Assessment Districts*
- + *Special Tax, Fee, and Assessment District Administration*
- + *User Fee and Development Impact Fee Studies*
- + *Utility Rate Studies*
- + *Proposition 218 Consulting*
- + *Cost Allocation Plans*
- + *Fiscal Impact Analyses*

From: Greg Davidson

Sent: Wednesday, May 25, 2016 8:32 AM

To: Lorena Parker <lparker@sanpedrobid.com>

Cc: David Schroeder <dschroeder@nbsgov.com>

Subject: RE: Parcel Maps

We do. I will have David (our GIS guru) give you a call to get details and provide a fee.

GREG DAVIDSON

director

[800.676.7516](tel:800.676.7516) | gdavidson@nbsgov.com

From: Lorena Parker [<mailto:lparker@sanpedrobid.com>]

Sent: Tuesday, May 24, 2016 5:00 PM

To: Greg Davidson <gdavidson@nbsgov.com>

Subject: Parcel Maps

Hi Greg,

Does NBS produce parcel maps? I'm doing our BID renewal.

I look forward to hearing from you.

Best regards,

Lorena Parker
Executive Director
San Pedro Property Owners' Alliance
San Pedro Historic Waterfront
Business Improvement District
390 W. 7th Street | San Pedro, CA 90731
T [310.832.2183](tel:310.832.2183) | F [310.832.0685](tel:310.832.0685)
Lparker@sanpedrobid.com
www.sanpedrobid.com

— Attachments: —

SPPBID_MapV2.pdf

4.6 MB